

COUNCIL MINUTES
TIGARD CITY COUNCIL MEETING
August 20, 2002

1. WORKSHOP MEETING

- 1.1 Mayor Griffith called the meeting to order at 6:30 p.m.
- 1.2 Council Present: Mayor Griffith; Councilors Dirksen, Moore, Patton and Scheckla
- 1.3 Pledge of Allegiance
- 1.4 Council Communications & Liaison Reports: None
- 1.5 Call to Council and Staff for Non Agenda Items: None

2. SOCIAL SERVICE AGENCY PRESENTATIONS – DISCUSSION WITH CITY OF TIGARD BUDGET COMMITTEE

Budget Committee members present: Chair Burgess, Committee Members Benner, Dirksen, Griffith, Moore, Patton, Scheckla, and Sherwood.

Finance Director Craig Prosser previewed the staff report and purpose of this agenda item, which is to review social service grant recipient programs, services and future funding needs. The Budget Committee has set aside one hour during three City Council workshop sessions (August 20, November 19, and January 14) to hear presentations from grant recipients and to discuss service and funding issues with them. The following organizations were scheduled for this meeting:

❖ Community Action Organization (CAO)

Jerralyn Ness presented information and distributed packets to the City Council. Seven sites managed by CAO are in Tigard. Ms. Ness reviewed the organization's history. The office for this area is now located in King City.

CAO provides assistance to families for emergencies when they are in need of housing, help with utility expenditures, and medical care.

CAO also provides the following programs and services: Head Start, Homeless & Housing Services, Energy/Emergency/Weatherization Assistance; Maternity Outreach, Before and After School Care, Child Care Resource and Referral, and Social Services Information and Referral. More detailed information is contained in the material distributed to Council; this material is on file in the City Recorder's office.

Funds contributed by the City of Tigard are used to meet expenses of the Tigard-area office.

CAO has 240 employees and 1,00 volunteers.

Councilor Patton commented that the purpose of asking the organizations to present information to the Budget Committee was for education of what the social agencies are doing to provide services – not to set up a competition for funding.

❖ Tualatin Valley Centers (TVC)

Julie Dodge and Merilee Stahl presented information and distributed written material to the City Council. TVC provides services in the areas of mental health and addictions, including prevention services (addictions), child and family services, adult services, and older adult services. City of Tigard contributions are used to fund the young parent's program in Tigard. Ms. Stahl described the assistance available to parents (under 21) for parenting skill development, support group participation, and helping them access services. The young parent program helps keep the young parents in school to finish their education and assists in supporting the healthy development of the children. Luke-Dorf, an agency separate from TVC, also provides mental health services for adults.

❖ Sexual Assault Resource Center

Due an emergency situation at the office, the speaker for this item will be rescheduled for another meeting with the Budget Committee.

❖ Domestic Violence Center (DVC)

Juliana McClatchy advised the DVC offers services to victims of domestic violence. The DVC was established in 1977. This agency that can accommodate shelter for boys over 12 who are caught in a domestic violence situation. A new shelter (the only one in Washington County) was built two years ago that can accommodate 28 individuals, including families. The shelter is always full. DVC serves about 17,000 people a year; all services are free. Services include shelter, support groups, individual counseling, 24-hour crisis line, restraining order advocacy, and work with children to prevent a cycle of violence.

DVC statistics for Tigard last year were as follows:

- 194 restraining orders
- 120 crisis line calls
- 34 children assisted
- 32 people in the family violence intervention program

It is anticipated that about 400 Tigard residents will use DVC's services this year.

Ms. McClatchy noted the shelter requires about half of their budget. Last year DVC lost its United Way funding and also a federal grant came to an end; these two sources had previously provided DVC with about \$120,000.

3. REVIEW OF URBAN RENEWAL FUNDAMENTALS

Community Development Director Hendryx introduced this agenda item, which was an introductory discussion on urban renewal as a funding tool. City Attorney Ramis introduced Oliver Norville, a retired attorney whose expertise is in urban renewal. Mr. Norville reviewed the history of urban renewal, which was established with the 1949 Housing Act that was intended to improve housing conditions. Since 1949 a number of federal and state legislative changes have occurred so that now urban renewal is also used for things such as downtown renewal and economic development.

Mr. Norville reviewed the procedures to establish an urban renewal agency, which included the following:

- a. Establish an urban renewal agency (Council could name itself as the agency; however, rules governing the agency are established by statute and the agency is completely separate from the functions of those designated for a city council.)
- b. Identify the "blighted" area(s) (not more than 25% of assessed valuation and land area of the jurisdiction). The area does not have to be all within city limits. Mr. Norville spent time with Council discussing the state legislature's definition of "blighted area," which is very broad. An analysis must be done.
- c. Prepare an urban renewal plan where projects to be undertaken are described in detail:

Explain activities

Identify real property to be acquired

Identify financing – for example, if tax increment financing is the financing tool, then detail how it will be used

Define how the plan can be amended

Outline relocation procedures

Mr. Norville outlined the process of developing an urban renewal plan:

- a. Agency prepares the plan.
- b. Plan is reviewed by the Planning Commission.
- c. Planning Commission makes recommendations.
- d. Plan is referred to the other taxing districts; agency responds to their comments.
- e. Plan is approved by ordinance.

A direct notice of the proposed urban renewal district must be sent to each affected household. Citizen participation is an important element.

Mr. Norville explained tax increment financing: The assessed value of the identified area is frozen and any increase in the assessed value is turned over to the urban renewal agency to fund the elements of the urban renewal plan. Mr. Norville reviewed how this can be complicated because of tax limitation measures; however, so far urban renewal agencies have done “all right” with regard to funding. Mr. Norville said that usually an urban renewal area’s assessed valuation was static, but after being designated for urban renewal, assessed valuations increased.

Mr. Norville said that about 40 agencies, of all sizes, in the State of Oregon have used urban renewal, including Portland, Salem, Eugene, Rainier, Seaside, Lincoln City, Newport, Tualatin, and Clackamas County. Discussion followed about some of these projects.

City Attorney Ramis confirmed Councilor Scheckla’s statement that there is a City of Tigard Charter section that requires voter approval for establishment of an urban renewal district.

Benefits derived from urban renewal areas include addition of new facilities (such as a fire station), better access, added tax dollars through increased assessed valuation that would not have otherwise been received.

Community Development Director Hendryx advised the next level of review is scheduled for September. Councilor Scheckla said he would like more discussion on “blight.” Councilor Patton commented that it would be important to have a very detailed strategy outlined in the plan with specific projects. Also important would be to solicit public participation and to involve other taxing entities to learn of the benefits and mutual advantages.

Council meeting recessed: 8:14 p.m.

Council meeting reconvened: 8:22 p.m.

4. PRESENTATION OF BULL MOUNTAIN SURVEY RESULTS AND NON-ISLAND ANNEXATION POLICY DISCUSSION

Community Development Director Hendryx introduced this agenda item and Mr. Scott Davis of Ripley Research Associates. Mr. Davis presented the results of their telephone survey of Bull Mountain and Tigard residents regarding annexation and related issues. Also present was Ann Madden, representing Washington County.

Mr. Hendryx reviewed a chart, "Summary of Annexation Efforts." A copy of the chart is on file in the City Recorder's office.

Mr. Davis' presentation was highlighted on PowerPoint slides. A copy of this presentation is on file in the City Recorder's office.

Conclusions of the survey were:

- Support is clearly divided between City of Tigard residents and those from Bull Mountain.
 - ✓ Support from City of Tigard residents evolved from 52% to 80%
 - ✓ Support from Bull Mountain residents evolved from 30% to 37%
 - ✓ Overall support evolved from 49% to 74%
- Awareness and education make a difference
 - ✓ 40% of those previously unaware were initially supportive
 - ✓ 56% of those previously aware were initially supportive

There were questions from the audience about the methods used in the survey. Voters, not property owners, were selected for participation.

Mr. Hendryx reviewed the following charts, which are on file in the City Recorder's office.

- Proposed Criteria for Evaluating Alternatives
- Comparative Analysis of 3 Options for Annexation
- General Summary of Next Steps
- Identified Alternatives to Address Council's Goal (Establish an annexation policy for non-island areas)

Ann Madden of Washington County advised the County is interested in this process and believes the City is "on track" in considering placing the annexation question before voters. Eventual annexation of the area is in accord with the thinking and Board policy that cities should provide services to urban-developed areas. In the long run citizens are served best when cities provide urban services – it is more efficient.

Tigard is already serving the area through an urban services agreement between the City of Tigard and Washington County. There is an understanding by the County of several issues including preservation of open spaces and developing parks.

Ms. Madden said Washington County would be interested in levying parks system development charges if the annexation plan is implemented. There was discussion on SDC's noting that a lot of dollars that could have been collected and set aside for parks were lost. However, if the County begins to collect SDC's as it has specified in the proposed urban services agreement, then several hundred thousand dollars might be collected in the future.

Also noted by Ms. Madden was that the Bull Mountain area is now represented by one County Commissioner, but when annexed to the City, those residents would also gain the representation of the City Council.

Discussion followed. Councilor Patton supported going forward with the annexation plan referring to the issues and services previously discussed. She said the main issues she identified were unincorporated residents receiving benefits and not paying for those benefits along with pressure from the County, which says the area could be better served by a local jurisdiction. She acknowledged the constituency on Bull Mountain who were used to the status quo. She noted they would become full-fledged Tigard residents who would also have an opportunity to serve on the City Council.

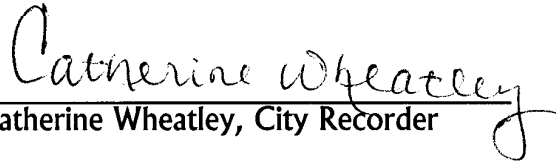
Throughout the discussion, members of the audience were allowed to comment. Concerns were expressed with perceived financially driven motives, allowing non-property owners to participate in the survey, and there were questions about how the survey was conducted. A copy of the survey results can be accessed at the City of Tigard's web site. One resident advised that not all the Bull Mountain residents were "angry" with the City, and she was concerned that some of the Council comments appeared to be grouping together all residents as being opposed. Another audience member pointed out that Bull Mountain residents through volunteerism make contributions to the community.

There was discussion on process and timing if the annexation plan was followed. Mayor Griffith noted that a better job must be done to get the information out.


Majority consensus of Council was to proceed with the annexation plan. A resolution for Council consideration will be presented at the August 27, 2002 meeting.

5. COUNCIL LIAISON REPORTS: None

6. NON-AGENDA ITEMS: None
7. EXECUTIVE SESSION: Not held
8. ADJOURNMENT: 9:38 p.m.


Catherine Wheatley, City Recorder

Attest:


Mayor, City of Tigard

Date: September 10, 2002

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